180.0	0010	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	761,700	/	761,700
USE VALUE:	761,700	/	761,700
ASSESSED:	761,700	/	761,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WADSWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PLASSMANN FORREST ERNEST
Owner 2:	PLASSMANN ROOPA SHAH
Owner 3:	
Street 1:	16 WADSWORTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ANDREW STEPHEN J--ETAL -
Owner 2:	LENOX MARYANNE -
Street 1:	16 WADSWORTH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,770 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 2904 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9770.000	312,400		449,300	761,700
Total Card	0.224	312,400		449,300	761,700
Total Parcel	0.224	312,400		449,300	761,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 262.28 | /Parcel: 262.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 122548

GIS Ref

GIS Ref

Insp Date 07/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 180.0-0010-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,400	0	9,770.	449,300	761,700	761,700	Year End Roll	12/18/2019
2019	101	FV	239,500	0	9,770.	449,300	688,800	688,800	Year End Roll	1/3/2019
2018	101	FV	222,300	0	9,770.	378,700	601,000	601,000	Year End Roll	12/20/2017
2017	101	FV	222,300	0	9,770.	346,600	568,900	568,900	Year End Roll	1/3/2017
2016	101	FV	222,300	0	9,770.	295,200	517,500	517,500	Year End	1/4/2016
2015	101	FV	221,300	0	9,770.	256,700	478,000	478,000	Year End Roll	12/11/2014
2014	101	FV	221,300	0	9,770.	237,500	458,800	458,800	Year End Roll	12/16/2013
2013	101	FV	221,300	0	9,770.	225,900	447,200	447,200		12/13/2012

!14184!

PRINT

Date	Time
12/11/20	04:03:20

LAST REV

Date	Time
01/23/20	10:01:21

mmcmakin

14184

USER DEFINED

Prior Id # 1:	122548
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDREW STEPHEN	73694-138	1	11/21/2019		768,000	No	No		
	15396-82		1/1/1984		89,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2018	1574	Re-Roof	4,000	C				
9/13/2012	1163	Manual	8,025	C				
5/8/2009	320	Add Bath	33,700			G10	GR FY10	master bth additio
10/17/1998	727	Redo Bat	5,000					REMODEL BATH
4/28/1997	192	Manual	3,200					REROOF
9/9/1994	470		26,500					ADD GARAGE-20X16 R

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
7/31/2018	MEAS&NOTICE	BS	Barbara S
4/11/2013	Info Fm Prmt	EMK	Ellen K
12/5/2008	Meas/Inspect	336	PATRIOT
4/1/2000	Inspected	270	PATRIOT
1/4/2000	Mailer Sent		
12/23/1999	Measured	263	PATRIOT
8/10/1998		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9770		Sq. Ft.	Site		0	70.	0.66	7			Med. Tr	-10					449,255						449,300	

Total AC/HA: 0.22429 | Total SF/SM: 9770 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 449,255 | Spl Credit | Total: 449,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	9 - Stone	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.10592699
Const Adj.:	1.00589931
Adj $ / SQ:	105.683
Other Features:	112068
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426464
Depreciation:	114036
Depreciated Total:	312428

COMMENTS

PDAS.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

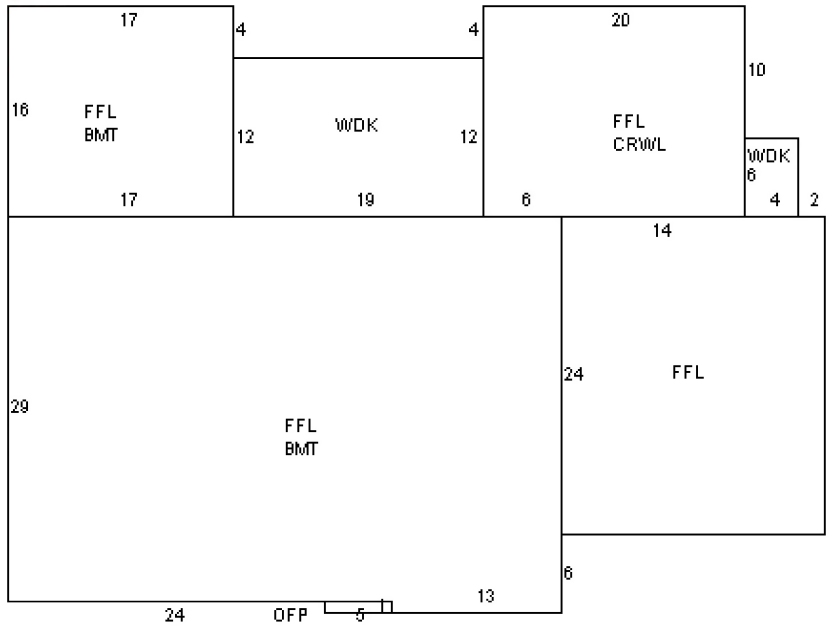
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	105.68
Special Features:	0	Val/Su Net:	71.28
Final Total:	312400	Val/Su SzAd	135.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,303	105.680	243,388
BMT	Basement	1,503	42.040	63,187
CRWL	Crawl Space	320	15.850	5,073
WDK	Deck	252	10.030	2,527
OFP	Open Porch	5	44.260	221

Net Sketched Area:	4,383			Total:	314,396
Size Ad	2303	Gross Are	4383	FinArea	2904

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0010-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	